U 9080-10 A

University of Virginia
The Colgate Darden Graduate School of Business Administration

RECEIVED
9 1980

Housing Units Authorized in Virginia's Planning Districts, Counties, and Cities: 3rd Quarter, 1979

Michael A. Spar & Julia H. Martin; February 1980

Introduction

Building activity is one of the most frequently used indicators of economic and demographic change. At present, the number of housing units authorized by local building permits is the best measure of housing starts available. The information contained in this report is supplied by local building officials to the Construction Division of the U. S. Bureau of the Census. The Bureau, in turn, forwards the data to the Tayloe Murphy Institute where they are tabulated and compiled.

In this release, the number of building permits issued for housing units in Virginia planning districts, counties and independent cities is detailed for July-September, 1979, in Table 1. Table 2 contains an index of the membership of the twenty-two planning districts. The data in this series include the number of privately owned standard housing units permitted by Virginia localities. When available, the cost of these units, the number and cost of mobile home units and the number of demolitions authorized are also reported.

It should be noted that some figures for the number and cost of housing units authorized are imputed by the Census Bureau from their records of building activity in previous years. Also, some jurisdictions make annual, rather than monthly, reports. In Table 1 all imputed data as well as those not available are identified by footnotes.

The authors would like to thank Mrs. Barbara Crowder for typing the tables and Mr. Barry Jackson for the layout and graphic design of the report.

Statewide Housing Trends

This report analyzes and integrates current housing authorization reports, including data presented in previous editions covering the period from 1970 to the present. It is hoped that the analysis presented here will be useful to the reader both to give some idea of the trends in building activity since 1970, and to acquaint the user with the nature of the data and of its possible interpretations.

It should be kept in mind that the data in this report are for authorized housing units and that costs are per unit. Thus, a duplex building contains, by definition, two units of housing. A housing unit is intended to accommodate a family or a group of individuals sharing a common household. Thus, a multi-room house will be reported as one unit, while an apartment building will be reported as having as many units as it has apartments.

The reader should also bear in mind that the cost figures reported here are estimated construction costs submitted by the builders to the individual localities. They are not reported cost-at-completion of the units, nor do they include land cost or profit margin for the builder. In addition, it is estimated by the Bureau of the Census that, nationwide, underestimation of costs runs from about 17.5% for single units, to about 30% for 2 and 3-4 unit structures, to more than 50% for 5+ unit structures. Average cost per unit data, therefore, cannot be taken as an estimate of the price of housing to the consumer. Despite these limitations, construction costs constitute a large proportion of the total market costs of housing, and thus the reported figures provide an important means of comparison between localities and for one area - such as the state - over time.

The reporting of the number of units authorized for construction is more reliable than the data for costs. The Census Bureau considers their estimates of housing authorizations in Virginia to be accurate to within plus or minus one percent.

NOTE: In Housing Units Authorized...1st & 2nd Quarters, 1979 we made an error in the layout of Table 1. The data shown on page 7 should have appeared on page 5, and that of page 5 on page 7. We apologize for any inconvenience this may have caused.

Major Findings

- The population of Virginia increased by 11.7 percent between 1970 and 1979.
- Between April 1, 1970 and September 30, 1979 549,280 housing units were added to the Commonwealth's 1970 housing stock of 1,492,954 units, a 37 percent increase.
- Since 1970 the average cost of building a single unit has risen approximately 143 percent, while the average cost for all units rose 141 percent.
- As shown in Chart A, below, the annual value of housing constructed in the Commonwealth reached a new high in 1978, of over 1,700 million dollars. Measured in constant 1972 dollars, however, the 1978 total value was exceeded in 1971-1973, and 1977.

The Figures

Figure 1 shows the annual increment between 1970 and 1977 in households, and for 1970-1978, the annual increment in population, single family and total housing units. The population and household figures peak in the period 1973-1975, which roughly corresponds to the period of relatively small increments in single family and total housing units. Since 1975 the annual increment in population has shown a steep decline, while the household increment has declined more gradually. The annual increment in single family and total units has risen slowly since 1975.

Figure 2, the average cost for all units and single family units, indicates an increase in the average cost per unit for all housing of $14,900 - an increase of about 115.6 percent during the eight year period. The estimated construction cost for a single unit increased by $20,000 during the same period - an increase of 124.4 percent. Thus in 1970 the average cost of all units was $12,900, as compared to an average cost of $27,800 in 1978. Similarly, costs of single units increased from $16,000 to $36,000.

Figure 3 shows the number of single units and the total number of units authorized for each quarter, from January, 1977 through September, 1979. Little seasonal or cyclic variation is evident in these figures. For example, during 1977 a total of 59,177 units were authorized, distributed across the four quarters in the following proportions: .32, .20, .26, and .22. During 1978 the comparable quarterly proportions were: .18, .29, .26, and .27. It should be noted, however, that the first three quarters of 1979 are performing much the same as the first three quarters in 1978, e.g., little activity in the first quarter, followed by a large increase in the second, followed by a slight downturn in the third.

Figure 4 presents quarterly data on the average cost per unit for single units and for all units. Comparison of this figure with Figure 2 indicates that while there is considerable fluctuation in the estimated cost of construction over the course of a year, the trend over the longer period is a relatively steady upward progression. Much of the short-term fluctuation evident in Figure 4 can be accounted for by differential reporting by the localities within Virginia. Thus, for example, Virginia's Fifth Planning District reported no authorizations for 5+ unit housing for the first quarter of 1978, but authorization for 673 units of 5+ unit housing for the second quarter of that year. With the cost of housing varying from one locality to another, the quarterly average cost will tend to reflect the cost of housing in those areas which report most heavily in any given quarter. When the quarterly figures are aggregated to a yearly total, however, the fluctuations almost entirely vanish.

Chart A.
Aggregate Value of Construction in Current and Constant (1972) Dollars, Virginia, 1970-78.

YEAR	VALUE OF CONSTRUCTION IN CURRENT DOLLARS (in millions $)	CENSUS BUREAU[1] CONSTRUCTION COST INDEX	VALUE OF CONSTRUCTION[2] IN CONSTANT DOLLARS (in millions $)
1970	$ 544.7	89.1	$ 611.3
1971	$1,023.0	94.0	$1,088.3
1972	$1,237.2	100.0	$1,237.2
1973	$1,332.9	109.5	$1,217.3
1974	$ 879.7	120.8	$ 728.2
1975	$ 838.9	131.6	$ 637.5
1976	$1,003.8	141.1	$ 711.4
1977	$1,564.5	158.1	$ 989.6
1978	$1,703.2	180.2	$ 936.8

[1]U.S. Department of Commerce, Construction Review, Table E1. Volumn 25, #2 (February, 1979). USGPO.
[2]Cost in costant dollars equals value in current dollars X 100/index value.

Figure 1.
Annual Increase in Population, Households, and Total and Single Authorized Units in Virginia, 1970-78.

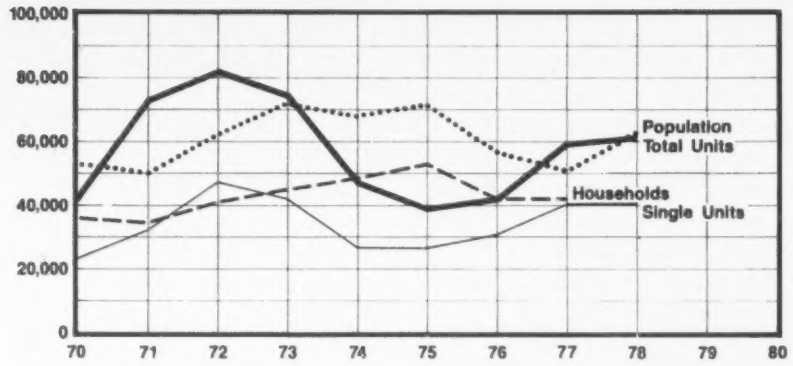

Figure 2.
Annual Average Costs for Total and Single Authorized Units in Virginia, 1970-78.

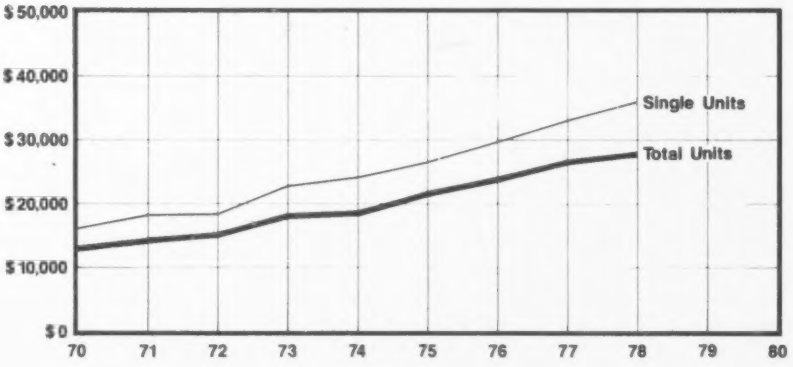

Figure 3.
Quarterly Increase in Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 3rd Quarter, 1979.

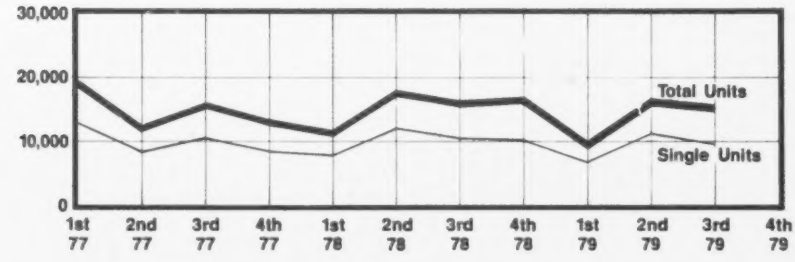

Figure 4.
Quarterly Average Costs for Total and Single Authorized Units in Virginia, 1st Quarter, 1977, through 3rd Quarter, 1979.

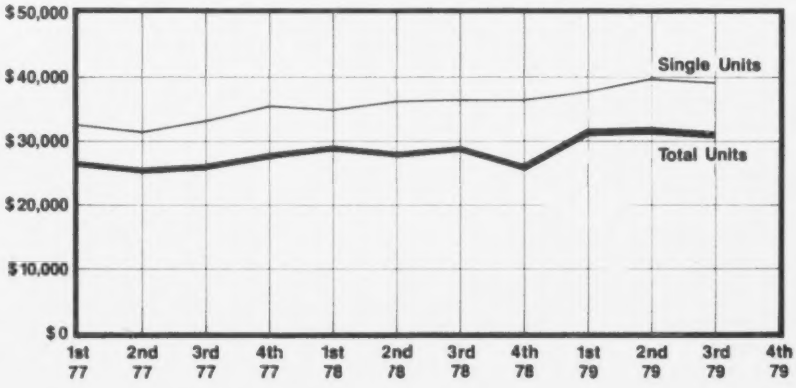

Table 1.
Housing Units Authorized by Planning District, County, and City: 3rd Quarter, 1979.

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
1	Planning District 1 †	196	4,200.6*	78	0*	118	4,200.6	118	4,200.6	0
2	Lee Co.†	43	1,425.9	0	0	43	1,425.9	43	1,425.9	0
3	Scott Co.†	35	1,159.9	0	0	35	1,159.9	35	1,159.9	0
4	Wise Co.	81	1,462.1*	45	NA	36	1,462.1	36	1,462.1	0
5	Norton	37	152.7*	33	NA	4	152.7	4	152.7	0
6	Planning District 2 †	616	7,806.5*	453	2,887.4*	163	4,919.1	149	4,730.0	0
7	Buchanan Co.	156	1,273.2*	118	NA	38	1,273.2	34	1,194.1	0
8	Dickenson Co.	107	1,406.1	78	621.1	29	785.0	29	785.0	0
9	Russell Co.†	134	2,096.4	80	600.3	54	1,496.1	44	1,386.1	0
10	Tazewell Co.	219	3,030.8	177	1,666.0	42	1,364.8	42	1,364.8	0
11	Planning District 3 †	521	10,655.5*	218	1,109.1*	303	9,546.4	279	9,100.4	4
12	Bland Co.	NA (Reports annually)								
13	Carroll Co.	116	2,288.8	57	462.2	59	1,826.6	53	1,746.3	2
14	Grayson Co.	63	1,139.9	39	244.9	24	895.0	24	895.0	0
15	Smyth Co.	96	903.0*	63	NA	33	903.0	33	903.0	0
16	Washington Co.†	114	3,700.8	0	0	114	3,700.8	106	3,451.1	0
17	Wythe Co.†	104	1,764.0	59	402.0	45	1,362.0	37	1,266.0	0
18	Bristol	28	859.0	0	0	28	859.0	26	839.0	2
19	Galax	NA (Reports annually)								
20	Planning District 4	392	8,204.8*	54	11.1*	338	8,193.7	140	5,026.4	6
21	Floyd Co.	25	855.5	0	0	25	855.5	25	855.5	0
22	Giles Co.	NA (Reports annually)								
23	Montgomery Co.	201	4,072.6*	20	NA	181	4,072.7	61	2,272.7	0
24	Pulaski Co.	89	1,735.5	34	11.2	55	1,724.3	49	1,634.3	6
25	Radford	77	1,541.2	0	0	77	1,541.2	5	263.9	0
26	Planning District 5	424	13,212.9*	55	171.1*	369	13,041.8	267	9,925.7	24
27	Alleghany Co.	49	1,014.1	17	171.1	32	843.0	32	843.0	0
28	Botetourt Co.	66	1,318.5*	34	NA	32	1,318.5	32	1,318.5	0
29	Craig Co.	NA (Reports annually)								
30	Roanoke Co.	201	7,587.3*	4	NA	197	7,587.3	123	4,933.3	0
31	Clifton Forge	NA (Reports annually)								
32	Covington	NA (Reports annually)								
33	Roanoke	71	1,543.0	0	0	71	1,543.0	43	1,081.0	24
34	Salem	37	1,750.0	0	0	37	1,750.0	37	1,749.9	0
35	Planning District 6	659	14,775.1*	133	204.7*	526	14,570.4	256	9,424.9	2
36	Augusta Co.	142	4,222.6*	45	NA	97	4,222.6	97	4,222.6	0
37	Bath Co.	NA (Reports annually)								
38	Highland Co.	26	420.6	17	196.2	9	224.4	9	224.4	0
39	Rockbridge Co.	41	1,353.9	5	NA	36	1,353.9	26	853.9	0
40	Rockingham Co.	309	6,029.3*	65	NA	244	6,029.3	84	2,884.3	2
41	Buena Vista	NA (Reports annually)								
42	Harrisonburg	24	664.0	0	0	24	664.0	24	664.0	0
43	Lexington	NA (Reports annually)								
44	Staunton	109	1,836.2	0	0	109	1,836.2	9	335.7	0
45	Waynesboro	8	248.5	1	8.5	7	240.0	7	240.0	0
46	Planning District 7	352	9,206.1	83	563.2	269	8,642.9	231	8,046.9	10
47	Clarke Co.	15	698.0	0	0	15	698.0	15	698.0	0
48	Frederick Co.	104	2,748.7	34	221.5	70	2,527.2	70	2,527.2	0
49	Page Co.	48	856.3	21	153.5	27	702.8	27	702.8	0
50	Shenandoah Co.	88	2,341.8	19	114.9	69	2,226.9	69	2,226.9	0
51	Warren Co.	46	1,449.5	9	73.3	37	1,376.2	37	1,376.2	0
52	Winchester	51	1,111.8	0	0	51	1,111.8	13	515.8	10
53	Planning District 8 †	4,358	175,408.1	0	0	4,358	175,408.1	3,297	142,916.6	0
54	Arlington Co.	260	13,711.9	0	0	260	13,711.9	78	3,426.3	0
55	Fairfax Co.	3,176	122,332.9	0	0	3,176	122,332.9	2,320	100,832.9	0
56	Loudoun Co.	143	6,562.6	0	0	143	6,562.6	143	6,562.6	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	2	0	2	194	1
0	0	0	0	0	0	0	0	43	2
0	0	0	0	0	0	0	0	35	3
0	0	0	0	0	0	0	0	81	4
0	0	0	0	0	2	0	2	35	5
0	4	79.1	10	110.0	0	0	0	616	6
0	4	79.1	0	0	0	0	0	156	7
0	0	0	0	0	0	0	0	107	8
0	0	0	10	110.0	0	0	0	134	9
0	0	0	0	0	0	0	0	219	10
40.0	7	109.9	13	296.0	4	0	4	517	11
									12
20.0	4	60.2	0	0	0	0	0	116	13
0	0	0	0	0	0	0	0	63	14
0	0	0	0	0	1	0	1	95	15
0	3	49.7	5	200.0	0	0	0	114	16
0	0	0	8	96.0	1	0	1	103	17
20.0	0	0	0	0	2	0	2	26	18
									19
90.0	60	1,143.3	132	1,934.0	1	0	1	391	20
0	0	0	0	0	0	0	0	25	21
									22
0	0	0	120	1,800.0	0	0	0	201	23
90.0	0	0	0	0	0	0	0	89	24
0	60	1,143.3	12	134.0	1	0	1	76	25
393.9	4	68.0	74	2,654.0	63	0	63	361	26
0	0	0	0	0	0	0	0	49	27
0	0	0	0	0	1	0	1	65	28
									29
0	0	0	74	2,654.0	2	0	2	199	30
									31
									32
394.0	4	68.0	0	0	56	0	56	15	33
0	0	0	0	0	4	0	4	33	34
45.0	0	0	268	5,100.5	8	0	8	651	35
0	0	0	0	0	0	0	0	142	36
									37
0	0	0	0	0	1	0	1	25	38
0	0	0	10	500.0	0	0	0	41	39
45.0	0	0	158	3,100.0	0	0	0	309	40
									41
0	0	0	0	0	5	0	5	19	42
									43
0	0	0	100	1,500.5	1	0	1	108	44
0	0	0	0	0	1	0	1	7	45
260.0	0	0	28	336.0	14	0	14	338	46
0	0	0	0	0	1	0	1	14	47
0	0	0	0	0	4	0	4	100	48
0	0	0	0	0	0	0	0	48	49
0	0	0	0	0	0	0	0	88	50
0	0	0	0	0	0	0	0	46	51
260.0	0	0	28	336.0	9	0	9	42	52
0	0	0	1,061	32,491.6	37	0	37	4,321	53
0	0	0	182	10,285.7	13	0	13	247	54
0	0	0	856	21,500.0	0	0	0	3,176	55
0	0	0	0	0	1	0	1	142	56

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
57	Prince William Co.†	613	25,356.8	0	0	613	25,356.8	613	25,356.8	0
58	Alexandria †	92	4,714.2	0	0	92	4,714.2	69	4,008.3	0
59	Fairfax	0	0	0	0	0	0	0	0	0
60	Falls Church †	2	329.4	0	0	2	329.4	2	329.4	0
61	Manassas	72	2,400.3	0	0	72	2,400.3	72	2,400.3	0
62	Manassas Park †	0	0	0	0	0	0	0	0	0
63	Planning District 9 †	239	11,368.7	21	657.3	218	10,711.4	218	10,711.4	0
64	Culpeper Co.†	32	1,635.2	0	0	32	1,635.2	32	1,635.2	0
65	Fauquier Co.	109	5,958.2	0	0	109	5,958.2	109	5,958.2	0
66	Madison Co.	23	723.8	2	23.8	21	700.0	21	700.0	0
67	Orange Co.	58	2,182.5	19	633.5	39	1,549.0	39	1,549.0	0
68	Rappahannock Co.	17	869.0	0	0	17	869.0	17	869.0	0
69	Planning District 10	475	17,353.7	69	275.7	406	17,078.0	231	10,291.9	40
70	Albemarle Co.	161	6,353.7	8	83.4	153	6,270.3	109	5,711.3	8
71	Fluvanna Co.	27	1,157.8*	1	NA	26	1,157.8	26	1,157.8	0
72	Greene Co.	32	1,189.3	9	90.9	23	1,098.4	23	1,098.3	0
73	Louisa Co.	77	1,122.8*	37	NA	40	1,122.8	40	1,122.8	0
74	Nelson Co.	45	1,222.9	14	101.4	31	1,121.5	19	691.5	0
75	Charlottesville	133	6,307.2	0	0	133	6,307.2	14	510.2	32
76	Planning District 11	485	13,253.5*	140	346.6*	345	12,906.9	297	11,953.7	12
77	Amherst Co.	77	2,338.0	11	58.8	66	2,279.2	56	2,079.2	0
78	Appomattox Co.	35	597.6	26	204.1	9	393.5	9	393.5	0
79	Bedford Co.	131	5,449.2	0	0	131	5,449.2	129	5,414.2	2
80	Campbell Co.	163	2,562.8*	97	NA	66	2,562.8	60	2,455.6	6
81	Bedford	5	226.7	0	0	5	226.7	5	226.7	0
82	Lynchburg	74	2,079.2	6	83.7	68	1,995.5	38	1,384.5	4
83	Planning District 12	728	13,879.7*	319	1,319.7*	409	12,560.0	294	10,695.0	0
84	Franklin Co.	138	3,596.8	1	16.0	137	3,580.8	77	2,680.8	0
85	Henry Co.	204	2,792.3*	124	NA	80	2,792.3	64	2,532.3	0
86	Patrick Co.	70	1,203.4	50	279.4	20	924.0	20	924.0	0
87	Pittsylvania Co.	246	4,632.0	141	1,023.6	105	3,608.4	105	3,608.4	0
88	Danville	21	478.7	3	.7	18	478.0	18	478.0	0
89	Martinsville	49	1,176.5	0	0	49	1,176.5	10	471.5	0
90	Planning District 13 †	156	2,759.9	82	540.0	74	2,219.9	74	2,219.9	0
91	Brunswick Co.	45	728.0	32	258.8	13	469.2	13	469.2	0
92	Halifax Co.†	39	1,032.8	0	0	39	1,032.8	39	1,032.8	0
93	Mecklenburg Co.	72	999.1	50	281.2	22	717.9	22	717.9	0
94	South Boston	NA (Reports annually)								
95	Planning District 14 †	103	2,746.4	22	197.2	81	2,549.2	81	2,549.2	0
96	Amelia	25	608.5	5	58.0	20	550.5	20	550.5	0
97	Buckingham Co.	NA (Reports annually)								
98	Charlotte Co.†	21	536.1	0	0	21	536.1	21	536.1	0
99	Cumberland Co.	14	600.1	0	0	14	600.1	14	600.1	0
100	Lunenburg Co.†	12	357.5	0	0	12	357.5	12	357.5	0
101	Nottoway Co.	NA (Reports annually)								
102	Prince Edward Co.	31	644.2	17	139.2	14	505.0	14	505.0	0
103	Planning District 15 †	1,826	42,666.7*	96	50.4*	1,730	42,616.3	1,634	41,668.7	0
104	Charles City Co.†	6	632.6	0	0	6	632.6	6	632.6	0
105	Chesterfield Co.	916	22,846.0*	76	NA	840	22,846.0	840	22,846.0	0
106	Goochland Co.	26	850.4*	4	NA	22	850.4	22	850.4	0
107	Hanover Co.†	102	4,115.7*	9	NA	93	4,115.7	93	4,115.7	0
108	Henrico Co.	667	10,614.1	1	.7	666	10,613.4	570	9,665.8	0
109	New Kent Co.	31	992.7	5	42.0	26	950.7	26	950.7	0
110	Powhatan Co.	35	1,490.7	1	7.7	34	1,483.0	34	1,483.0	0
111	Richmond	43	1,124.5	0	0	43	1,124.5	43	1,124.5	0

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
0	0	0	0	0	0	0	0	613	57
0	0	0	23	705.9	21	0	21	71	58
0	0	0	0	0	0	0	0	0	59
0	0	0	0	0	1	0	1	1	60
0	0	0	0	0	1	0	1	71	61
0	0	0	0	0	0	0	0	0	62
0	0	0	0	0	0	0	0	239	63
0	0	0	0	0	0	0	0	32	64
0	0	0	0	0	0	0	0	109	65
0	0	0	0	0	0	0	0	23	66
0	0	0	0	0	0	0	0	58	67
0	0	0	0	0	0	0	0	17	68
806.0	0	0	135	5,980.0	0	0	0	475	69
109.0	0	0	36	450.0	0	0	0	161	70
0	0	0	0	0	0	0	0	27	71
0	0	0	0	0	0	0	0	32	72
0	0	0	0	0	0	0	0	77	73
0	0	0	12	430.0	0	0	0	45	74
697.0	0	0	87	5,100.0	0	0	0	133	75
207.2	0	0	36	746.0	18	0	18	467	76
0	0	0	10	200.0	0	0	0	77	77
0	0	0	0	0	0	0	0	35	78
35.0	0	0	0	0	0	0	0	131	79
107.2	0	0	0	0	0	0	0	163	80
0	0	0	0	0	1	0	1	4	81
65.0	0	0	26	546.0	17	0	17	57	82
0	4	140.0	111	1,725.0	21	0	21	707	83
0	0	0	60	900.0	1	0	1	137	84
0	4	140.0	12	120.0	1	0	1	203	85
0	0	0	0	0	0	0	0	70	86
0	0	0	0	0	2	0	2	244	87
0	0	0	0	0	5	0	5	16	88
0	0	0	39	705.0	12	0	12	37	89
0	0	0	0	0	0	0	0	156	90
0	0	0	0	0	0	0	0	45	91
0	0	0	0	0	0	0	0	39	92
0	0	0	0	0	0	0	0	72	93
									94
0	0	0	0	0	0	0	0	103	95
0	0	0	0	0	0	0	0	25	96
									97
0	0	0	0	0	0	0	0	21	98
0	0	0	0	0	0	0	0	14	99
0	0	0	0	0	0	0	0	12	100
									101
0	0	0	0	0	0	0	0	31	102
0	0	0	96	947.6	51	34	85	1,741	103
0	0	0	0	0	0	0	0	6	104
0	0	0	0	0	4	0	4	912	105
0	0	0	0	0	0	0	0	26	106
0	0	0	0	0	0	0	0	102	107
0	0	0	96	947.6	9	0	9	658	108
0	0	0	0	0	0	0	0	31	109
0	0	0	0	0	0	0	0	35	110
0	0	0	0	0	38	34	72	- 29	111

Table 1. (continued)

Line	Jurisdiction	Total Housing Units Authorized		Total Mobile Units		Total Private Units		Single Units		Duplex
		Number	$000	Number	$000	Number	$000	Number	$000	Number
112	Planning District 16	377	14,063.1*	56	0*	321	14,063.1	319	14,021.1	2
113	Caroline Co.	75	1,561.3*	30	NA	45	1,561.3	45	1,561.3	0
114	King George Co.	51	737.6*	26	NA	25	737.6	23	695.6	2
115	Spotsylvania Co.	105	4,760.7	0	0	105	4,760.7	105	4,760.7	0
116	Stafford Co.	145	6,973.5	0	0	145	6,973.5	145	6,973.5	0
117	Fredericksburg	1	30.0	0	0	1	30.0	1	30.0	0
118	Planning District 17	104	3,897.2	20	53.1	84	3,844.1	84	3,844.1	0
119	Lancaster Co.	32	1,551.1	3	10.1	29	1,541.0	29	1,541.0	0
120	Northumberland Co.	34	950.2	11	31.5	23	918.7	23	918.7	0
121	Richmond Co.	21	758.4	6	11.5	15	746.9	15	746.9	0
122	Westmoreland Co.	17	637.5	0	0	17	637.5	17	637.5	0
123	Planning District 18†	263	6,994.5*	95	767.9*	168	6,226.6	160	6,030.0	8
124	Essex Co.	28	729.8	8	64.5	20	665.3	15	560.3	0
125	Gloucester Co.†	115	3,050.2	46	475.7	69	2,574.5	61	2,433.5	8
126	King & Queen Co.	17	277.7	13	110.2	4	167.5	4	167.5	0
127	King William Co.†	51	1,671.0	3	10.5	48	1,660.5	53	1,709.9	0
128	Mathews Co.	25	544.8	14	107.0	11	437.8	11	437.8	0
129	Middlesex Co.	27	721.0*	11	NA	16	721.0	16	721.0	0
130	Planning District 19†	209	4,959.7*	38	.4*	171	4,959.3*	171	4,959.3*	0
131	Dinwiddie Co.	46	1,022.1	15	0	31	1,022.1	31	1,022.1	0
132	Greensville Co.	30	NA	22	NA	8	NA	8	NA	0
133	Prince George Co.	59	2,052.2	0	0	59	2,052.2	59	2,052.2	0
134	Surry Co.	NA (Reports annually)								
135	Sussex Co.	NA (Reports annually)								
136	Colonial Heights	22	825.0	0	0	22	825.0	22	825.0	0
137	Emporia †	5	105.1	1	.4	4	104.7	4	104.7	0
138	Hopewell	22	422.9	0	0	22	422.9	22	422.9	0
139	Petersburg	25	532.4	0	0	25	532.4	25	532.4	0
140	Planning District 20†	1,947	70,742.3*	92	166.5*	1,855	70,575.8	1,129	52,003.5	142
141	Isle of Wight Co.	100	1,260.6*	74	NA	26	1,260.6	26	1,260.6	0
142	Southampton Co.	34	895.3	16	142.3	18	753.0	18	753.0	0
143	Chesapeake	266	9,853.8	2	24.2	264	9,829.6	250	9,598.1	14
144	Franklin †	8	348.4	0	0	8	348.4	8	348.4	0
145	Norfolk	207	5,173.6	0	0	207	5,173.6	41	1,520.6	46
146	Portsmouth	240	5,920.4	0	0	240	5,920.4	100	3,279.6	6
147	Suffolk	72	2,944.5	0	0	72	2,944.5	72	2,944.5	0
148	Virginia Beach	1,020	44,345.7	0	0	1,020	44,345.7	614	32,298.7	76
149	Planning District 21†	829	27,362.5*	23	0*	806	27,362.5	446	20,517.5	2
150	James City Co.	101	6,254.0	0	0	101	6,254.0	101	6,254.0	0
151	York Co.†	74	3,509.5	0	0	74	3,509.5	74	3,509.5	0
152	Hampton	473	11,861.8	0	0	473	11,861.8	115	5,116.8	0
153	Newport News	149	4,246.7*	22	NA	127	4,246.7	125	4,146.7	2
154	Poquoson	30	1,433.6	0	0	30	1,433.6	30	1,433.6	0
155	Williamsburg	2	56.9*	1	NA	1	56.9	1	56.9	0
156	Planning District 22	127	2,603.5	62	376.8	65	2,226.7	59	2,166.7	2
157	Accomack Co.	97	1,780.1	49	291.2	48	1,488.9	42	1,428.9	2
158	Northampton Co.	30	823.4	13	85.6	17	737.8	17	737.8	0
159	STATE TOTAL†	15,386	478,121.0*	2,209	9,698.2*	13,177	468,422.8*	9,934	387,003.6	254

† Indicates that some or all data were imputed by the Census Bureau from records of previous years

NA Data not available

* Total reflects missing data as indicated in the table by 'NA'

Units	3-4 Units		5+ Units		Number of Demolitions: Private Units	Number of Demolitions: Public Units	Total Demolitions: Number Authorized	Total Housing Units Less Number of Demolitions	Line
$000	Number	$000	Number	$000					
42.0	0	0	0	0	0	0	0	377	112
0	0	0	0	0	0	0	0	75	113
42.0	0	0	0	0	0	0	0	51	114
0	0	0	0	0	0	0	0	105	115
0	0	0	0	0	0	0	0	145	116
0	0	0	0	0	0	0	0	1	117
0	0	0	0	0	0	0	0	104	118
0	0	0	0	0	0	0	0	32	119
0	0	0	0	0	0	0	0	34	120
0	0	0	0	0	0	0	0	21	121
0	0	0	0	0	0	0	0	17	122
141.0	0	0	5	105.0	11	0	11	252	123
0	0	0	5	105.0	10	0	10	18	124
141.0	0	0	0	0	0	0	0	115	125
0	0	0	0	0	0	0	0	17	126
0	0	0	0	0	0	0	0	51	127
0	0	0	0	0	1	0	1	24	128
0	0	0	0	0	0	0	0	27	129
0	0	0	0	0	33	0	33	176	130
0	0	0	0	0	1	0	1	45	131
0	0	0	0	0	0	0	0	30	132
0	0	0	0	0	3	0	3	56	133
									134
									135
0	0	0	0	0	0	0	0	22	136
0	0	0	0	0	3	0	3	2	137
0	0	0	0	0	10	0	10	12	138
0	0	0	0	0	16	0	16	9	139
3,649.8	53	1,892.0	531	13,030.5	138	0	138	1,809	140
0	0	0	0	0	0	0	0	100	141
0	0	0	0	0	0	0	0	34	142
231.5	0	0	0	0	16	0	16	250	143
0	0	0	0	0	2	0	2	6	144
717.0	12	140.0	108	2,796.0	54	0	54	153	145
185.3	0	0	134	2,455.5	50	0	50	190	146
0	0	0	0	0	9	0	9	63	147
2,516.0	41	1,752.0	289	7,779.0	7	0	7	1,013	148
100.0	0	0	358	6,745.0	39	10	49	781	149
0	0	0	0	0	1	0	1	100	150
0	0	0	0	0	0	0	0	74	151
0	0	0	358	6,745.0	14	10	24	449	152
100.0	0	0	0	0	20	0	20	129	153
0	0	0	0	0	1	0	1	29	154
0	0	0	0	0	3	0	3	- 1	155
40.0	4	20.0	0	0	0	0	0	127	156
40.0	4	20.0	0	0	0	0	0	97	157
0	0	0	0	0	0	0	0	30	158
5,814.9	136	3,452.2	2,858	72,201.2	440	44	484	14,902	159

Table 2.
Planning District Membership of Each Virginia County and City

Locality	Planning District
Counties	
Accomack	22
Albemarle	10
Alleghany	5
Amelia	14
Amherst	11
Appomattox	11
Arlington	8
Augusta	6
Bath	6
Bedford	11
Bland	3
Botetourt	5
Brunswick	13
Buchanan	2
Buckingham	14
Campbell	11
Caroline	16
Carroll	3
Charles City	15
Charlotte	14
Chesterfield	15
Clarke	7
Craig	5
Culpeper	9
Cumberland	14
Dickenson	2
Dinwiddie	19
Essex	18
Fairfax	8
Fauquier	9
Floyd	4
Fluvanna	10
Franklin	12
Frederick	7
Giles	4
Gloucester	18
Goochland	15
Grayson	3
Greene	10
Greensville	19
Halifax	13
Hanover	15
Henrico	15
Henry	12
Highland	6
Isle of Wight	20
James City	21
King George	16
King & Queen	18
King William	18
Lancaster	17
Lee	1
Loudoun	8
Louisa	10
Lunenburg	14
Madison	9
Mathews	18
Mecklenburg	13
Middlesex	18
Montgomery	4
Nelson	10
New Kent	15
Northampton	22
Northumberland	17
Nottoway	14
Orange	9
Page	7
Patrick	12
Pittsylvania	12
Powhatan	15
Prince Edward	14
Prince George	19
Prince William	8
Pulaski	4
Rappahannock	9
Richmond	17
Roanoke	5
Rockbridge	6
Rockingham	6
Russell	2
Scott	1
Shenandoah	7
Smyth	3
Southampton	20
Spotsylvania	16
Stafford	16
Surry	19
Sussex	19
Tazewell	2
Warren	7
Washington	3
Westmoreland	17
Wise	1
Wythe	3
York	21
Cities	
Alexandria	8
Bedford	11
Bristol	3
Buena Vista	6
Charlottesville	10
Chesapeake	20
Clifton Forge	5
Colonial Heights	19
Covington	5
Danville	12
Emporia	19
Fairfax	8
Falls Church	8
Franklin	20
Fredericksburg	16
Galax	3
Hampton	21
Harrisonburg	6
Hopewell	19
Lexington	6
Lynchburg	11
Manassas	8
Manassas Park	8
Martinsville	12
Newport News	21
Norfolk	20
Norton	1
Petersburg	19
Poquoson	21
Portsmouth	20
Radford	4
Richmond	15
Roanoke	5
Salem	5
South Boston	13
Staunton	6
Suffolk	20
Virginia Beach	20
Waynesboro	6
Williamsburg	21
Winchester	7